




# MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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## MEMORANDUM

**TO:** The Governing Board

**FROM:**  Joseph T. Edmiston, FAICP, Hon. ASLA, Executive Officer

**DATE:** November 7, 2007

**SUBJECT:** **Agenda Item V(m): Consideration of resolution authorizing acquisition of properties in Los Angeles County Chapter 8 Agreement 2571, using public, private, and in-lieu-fee mitigation funds, Deerlake Highlands, Acton, and Castaic areas, 5th Supervisorial District, unincorporated Los Angeles County.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing acquisition of properties in Chapter 8 Agreement 2571, using public, private, and in-lieu-fee mitigation funds, Deerlake Highlands, Acton, and Castaic areas, 5th Supervisorial District, unincorporated Los Angeles County.

Background: The Mountains Recreation and Conservation Authority (MRCA) commonly enters into Chapter 8 Agreements with Los Angeles County to acquire tax defaulted properties. The MRCA has acquired over 1,500 acres through this process.

The County has provided an Agreement to sign. Chapter 8 Agreement Number 2571 contains 10 parcels totaling 282.48 acres in the 5<sup>th</sup> Supervisorial District of Los Angeles County. In order for the County Treasurer and Tax Collector to finalize these agreements, the MRCA must provide a resolution authorizing the acquisition of the parcels.

The Los Angeles County Treasurer and Tax Collectors office has issued a letter stating that this Agreement, along with others, must be completed and returned to their offices by October 30, 2007. MRCA staff has arranged an extension to November 8, 2007. Any parcels that are not approved for acquisition will be put back on the tax list for the next auction to be available for public purchase. Staff will provide the Treasurer and Tax Collectors office with the signed Agreements on November 8, 2007.

**Agreement Number 2571**

<b>APN</b>	<b>Acreage</b>	<b>Location</b>	<b>Price</b>
2818-008-010	0.06	Deerlake Highlands	\$2,644
2845-011-005	0.05	E of Leander Dr. North Pasadena	\$1,322
3056-003-087	17.50	E of Acton, N of Angeles National Forest	\$2,856
3056-003-092	7.50	W of Acton, N of Angeles National Forest	\$2,309
3208-001-037	12.58	Acton	\$5,838
3223-003-002	9.19	Acton	\$7,721
3247-005-013	10.27	Santa Clarita-Castaic	\$7,383
3247-005-027	5.12	Santa Clarita-Castaic	\$6,220
3247-005-029	5.11	Santa Clarita-Castaic	\$6,220
3247-027-001	215.10	Santa Clarita-Castaic	\$5,640
<b>Totals</b>	<b>282.48</b>		<b>\$48,153</b>

The table above details the parcel, its size, general location, and current cost to the MRCA. This cost estimate does not include the fees that could be as much as \$3,000, bringing the total cost to the area of \$52,000. The cost estimate is projected through November 2007. Unfortunately, the cost of the parcel increases substantially every year as penalties and back taxes increase. That rate of increase is approximately 1.5 percent per month. An attached aerial photograph shows the parcel boundaries.

APN 2818-008-010 in Deerlake Highlands lays along Saugus Road just west of a Los Angeles City parcel containing Browns Canyon Creek. The MRCA has previously purchased other such parcels in the area.

APN 2845-011-005 in North Pasadena is located along a paper street adjacent to a trail. The parcels in the area are divided in a way that appears to have future residential development potential. Dense Coastal Sage Scrub present.

APNs 3056-003-087 and 092 are large parcels between the Angeles National Forest and a large BLM parcel. Both of these parcels contain Juniper woodland along south facing slopes.

APN 3208-001-037 is adjacent to State Route 14 near Acton. It is also adjacent to public open space holdings. Dense Juniper woodland present along this south facing slope.

APN 3223-003-002 is situated between State Route 14 and Escondido Canyon Road. It contains a portion of blue line stream that flow into Soledad Canyon.

APN 3247-005-013, 027 and 029 are in Canton Canyon north of Templin Highway. Among a number of public parcels. Deep slope CSS. Approximately \$22,000 for the three parcels totaling just over 20 acres.

APN 3247-021-001 is in Santa Felicia Canyon, between Interstate 5 and lake Piru. This 215 acre parcel contains numerous vegetation types in deeply sloped canyon walls. Riparian habitat appears to be present.